

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
FOR
THRESHOLD RANCH PROPERTY OWNERS' ASSOCIATION
(In Compliance with *Section 209.004 Title 11 of the Texas Property Code*)**

SCANNED

THE STATE OF TEXAS §
 §
COUNTY OF BEXAR §

THRESHOLD RANCH PROPERTY OWNERS' ASSOCIATION (the "Association") is a Texas Non-Profit Corporation and a property owners' association. The Association's information required by *Section 209.004 of title 11 of the Texas Property Code*, and certain other information the Association considers appropriate, is set forth herein. The undersigned, being the Association's President and a Director of the Association, submits this Management Certificate on behalf of the Association. This instrument supersedes any prior Management Certificates filed by the Association. The Association certifies as to the following:

1. The name of the Subdivision is Threshold Ranch Planned Unit Development.
2. The name of the Association is THRESHOLD RANCH PROPERTY OWNERS' ASSOCIATION.
3. The recording data (i.e., Map or Plat reference) for the Subdivision is as follows:

Map(s) or Plat(s) Records of Bexar County, Texas:

(i) Threshold Ranch – Volume 9615, Pages 188-192.

4. The recording data for the Declaration (sometimes referred to as the Declaration of Covenants, Conditions, and Restrictions (CC&R)) for the Subdivision is as follows:

Declarations (Deed Records of Bexar County, Texas):

(i) Threshold Ranch – County Clerk's Document No. 20110108590

(ii) First Amendment to Declaration for Threshold Ranch, Document No. 20110191795

(iii) Second Amendment to Declaration for Threshold Ranch, Document No. 20130149621

(iv) Third Amendment to Declaration for Threshold Ranch, Document No. 20130202225

(v) Fourth Amendment to Declaration for Threshold Ranch, Document No. 20200009403

(vi) Fifth Amendment to Declaration for Threshold Ranch, Document No. 20200046818

5. The name and mailing address of the Association is: THRESHOLD RANCH PROPERTY OWNERS' ASSOCIATION, 8 der Flugplatz, Boerne, Texas 78006
6. The name and mailing address of the person managing the Association or the Association's designated representative is: Ryad Bakalem, President, Threshold Ranch Property Owners Association, 8 der Flugplatz, Boerne, Texas 78006 (Telephone No. 956-561-1442).

SIGNED on this the 23 day of February, 2022.

**THRESHOLD RANCH PROPERTY OWNERS'
ASSOCIATION (a Texas Non-Profit Corporation)**

By: _____

RYAD M. BAKALEM, President

ACKNOWLEDGEMENT

THE STATE OF TEXAS §

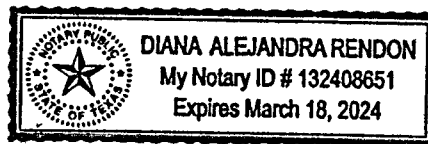
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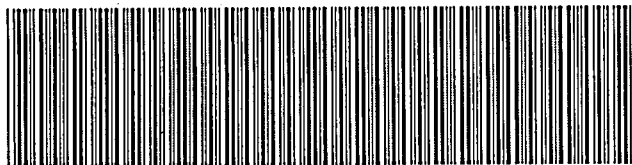
COUNTY OF BEXAR §

BEFORE ME, the undersigned notary public, on this the 23 day of February, 2022, personally appeared RYAD M. BAKALEM, as President of THRESHOLD RANCH PROPERTY OWNERS ASSOCIATION (the "Association," a Texas Non-Profit Corporation and a Texas property owners' association), a person known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and in the capacity therein expressed, on behalf of said Association.

Diana Alejandra Rendon
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

After recording, return to:
Threshold Ranch Property Owners Association
8 der Flugplatz
Boerne, Texas 78006





VG-28-2022-20220046169

File Information

**FILED IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY
LUCY ADAME-CLARK, BEXAR COUNTY CLERK**

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Any provision herein which restricts the sale or use of the described real property because of race is invalid and unenforceable under Federal law

STATE OF TEXAS, COUNTY OF BEXAR

I hereby Certify that this instrument was FILED in File Number Sequence on this date and at the time stamped hereon by me and was duly RECORDED in the Official Public Record of Bexar County, Texas on:
2/23/2022 4:07 PM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk